

SITE SYNOPSIS:

BUILDING:	12,000 Sq. Ft.
PARCEL SIZE:	22.95 Acres
PARKING CRITERIA:	1 PER 20 STUDENTS
ENROLLMENT:	650 STUDENTS
PARKING REQUIRED:	33 TOTAL
EXISTING FRONT PARKING PROVIDED:	21 STANDARD SPACES 2 VAN ACCESSIBLE SPACES
EXISTING REAR PARKING PROVIDED:	61 STANDARD SPACES 2 VAN ACCESSIBLE SPACES
	86 TOTAL

GENERAL NOTES:

EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ON THESE PLANS ARE FOR THE PURPOSE OF MAKING THE CONTRACTOR AWARE THAT THEY EXIST. LINES MAY EXIST THAT ARE NOT SHOWN. NEITHER THE OWNER OR THE ENGINEER GUARANTEES THE ACCURACY THEREOF. IT IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. ANY AND ALL DISCREPANCIES BETWEEN ACTUAL AND DESIGN DRAWING LOCATIONS OF EXISTING UTILITIES SHALL BE TRANSMITTED TO THE ENGINEER AS SOON AS POSSIBLE. ANY AND ALL EXISTING UTILITIES DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED IN ACCORDANCE WITH THE UTILITY OWNER'S REQUIREMENTS AT THE CONTRACTOR'S EXPENSE.

ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE HYDOMULCHED AT THE COMPLETION OF THE PROJECT.

THE SCHOOL'S IRRIGATION SYSTEM MUST REMAIN OPERATIONAL DURING CONSTRUCTION. COORDINATE ANY REMOVAL OF THE SYSTEM REQUIRED FOR CONSTRUCTION WITH THE BUILDING SUPERINTENDENT.

UNLESS SPECIFICALLY NOTED OTHERWISE, ALL OPERATIONS, CONSTRUCTION AND TESTING RELATED TO THE IMPROVEMENTS CONTAINED WITHIN THESE PLANS SHALL BE PERFORMED IN STRICT COMPLIANCE WITH THE STANDARD DETAILS AND SPECIFICATIONS OF THE CITY OF BRYAN.

DEMOLITION NOTES:

ALL LIMITS OF REMOVED CONCRETE SHALL BE SAWCUT FULL DEPTH.

DISASSEMBLE ALL PLAYGROUND EQUIPMENT, EXISTING PLAYGROUND BENCH, AND ANY OTHER SALVAGEABLE ITEMS WITHIN WORK AREA AND DELIVER TO A DESIGNATED AREA ON THE NAVARRO ELEMENTARY SCHOOL SITE. ALL PEA GRAVEL SHALL BE STOCKPILED IN THIS AREA AS WELL.

LANDSCAPE TIMBERS, CONCRETE DEBRIS, VEGETATIVE MATERIAL SHALL BECOME PROPERTY OF THE CONTRACTOR. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DISPOSE OF THIS MATERIAL IN AN APPROVED MANNER.

GRADING NOTES:

ALL BUILDING AND SIDEWALK PAVEMENT AREAS SHALL BE STRIPPED OF VEGETATION INCLUDING ROOTS, STUMPS AND DEBRIS. SUCH DEBRIS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND BE DISPOSED OF PROPERLY.

ALL SUBGRADE AREAS SHALL BE REASONABLY DRY AND STABLE. ONCE FINAL SUBGRADE ELEVATIONS HAVE BEEN REACHED THROUGHOUT THE SITE, THE EXPOSED SUBGRADE SHALL BE PROOF ROLLED WITH A PNEUMATIC ROLLER TO DETECT WEAK AREAS. ALL WEAK AREAS DETECTED DURING PROOF ROLLING, AS WELL AS ZONES OF DEBRIS AND ORGANICS SHALL BE REMOVED AND REPLACED WITH MATERIAL OF SIMILAR CLASSIFICATION, MOISTURE CONTENT AND DENSITY. JUST PRIOR TO THE PLACEMENT OF FILL MATERIALS, THE SUBGRADE SHALL BE MOISTURE CONDITIONED AND COMPACTED TO AT LEAST 95% OF THE STANDARD PROCTOR (ASTM D-698) MAXIMUM DRY DENSITY WITHIN 2% OF OPTIMUM MOISTURE CONTENT.

FILL UNDER SIDEWALK PAVEMENT AREAS SHALL BE ACCOMPLISHED WITH NATIVE MATERIALS THAT ARE FREE OF ORGANICS AND DEBRIS. THESE MATERIALS SHALL BE PLACED IN LIFTS NOT TO EXCEED 8 INCHES IN LOOSE MEASURED DEPTH, MOISTURE CONDITIONED TO WITHIN 2% OF OPTIMUM MOISTURE CONTENT AND COMPACTED TO AT LEAST 95% OF THE STANDARD PROCTOR (ASTM D-698) MAXIMUM DRY DENSITY.

FILL UNDER AND WITHIN 5 FEET OF THE BUILDING SHALL BE ACCOMPLISHED WITH SELECT MATERIAL COMPOSED OF CLEAN SANDY CLAY WITH A PLASTICITY INDEX BETWEEN 10 AND 20. THESE MATERIALS SHALL BE PLACED IN LIFTS NOT TO EXCEED 8 INCHES IN LOOSE MEASURED DEPTH, MOISTURE CONDITIONED TO WITHIN 2% OF OPTIMUM MOISTURE CONTENT, AND COMPACTED TO AT LEAST 95% OF THE STANDARD PROCTOR (ASTM D-698) MAXIMUM DRY DENSITY.

IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN THE PROJECT SITE SUCH THAT SEASONAL RAINFALL DOES NOT NEGATIVELY AFFECT THE PROJECT. SHOULD MATERIALS BECOME TOO WET TO ACHIEVE THE REQUIRED COMPACTION, THE CONTRACTOR MAY CHOOSE BETWEEN WAITING FOR THE MATERIAL TO DRY NATURALLY, OR TO REPLACE THE MATERIAL WITH DRYER MATERIALS SUITABLE FOR COMPACTION. IN EITHER CASE, THE COSTS OF EITHER OPTION IN BOTH TIME DELAY AND IN ADDITIONAL COST TO CONSTRUCT, SHALL SOLELY BE THE RESPONSIBILITY OF THE CONTRACTOR.

DOMESTIC WATER NOTES:

ALL WATER INFRASTRUCTURE CONSTRUCTION AND IMPROVEMENTS SHALL BE MADE AND PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS, SPECIFICATIONS AND STANDARD DETAILS OF THE CITY OF BRYAN.

SEPARATION DISTANCES AND CRITERIA OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY SHALL BE OBSERVED AND MAINTAINED.

WATER MAIN PIPE FOR THIS PROJECT SHALL BE PVC, CLASS 200, DR14 AND SHALL MEET AWWA C909. ALL FITTINGS SHALL BE RESTRAINED.

SANITARY SEWER NOTES:

ALL SANITARY SEWER INFRASTRUCTURE CONSTRUCTION AND IMPROVEMENTS SHALL BE MADE AND PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS, SPECIFICATIONS AND STANDARD DETAILS OF THE CITY OF BRYAN.

OFFSITE CLEARING FOR THE SEWER LINE INSTALLATION SHALL BE LIMITED TO THE PUBLIC UTILITY EASEMENT. CONSTRUCTION ACCESS ACROSS THE GAS LINE EASEMENT WILL NOT BE ALLOWED UNLESS SPECIFICALLY APPROVED IN THE GAS OPERATORS APPROVAL FOR CONSTRUCTION.

THE CONTRACTOR SHALL COORDINATE CLOSELY WITH BTU AND THE CITY OF BRYAN ON THE CONNECTION INTO THE EXISTING MANHOLE TO ASSURE THAT A SOUND CONNECTION CAN BE MADE WITH MINIMAL DISRUPTION OF SERVICE AND NO SPILLAGE OF WASTEWATER. THE CONTRACTOR IS ADVISED THAT BYPASS PUMPING AND OR A NIGHT CONNECTION MAY BE REQUIRED DEPENDING ON THE DIRECTIONS BTU AND THE CITY OF BRYAN.

THE UTILITY CONTRACTOR SHALL COORDINATE THE PRECISE LOCATIONS FOR THE SANITARY SEWER SERVICE FROM THE PROPOSED BUILDING WITH THE BUILDING PLUMBER.

SANITARY SEWER PIPE FOR THIS PROJECT SHALL BE PVC, SDR26 ASTM D3034.

ISSUE DATE _____

PROJECT NO. _____

DRAWN BY _____

CHECKED BY _____

REVISION

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▲	
▲	

Bleyl & Associates

Project Engineering & Management

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Additions & Renovations to
Navarro Elementary School
Bryan Independent School District
Bryan, Texas

R. L. PAYNE & ASSOCIATES, INC.

ARCHITECTURE PLANNING INTERIOR DESIGN & GRAPHICS

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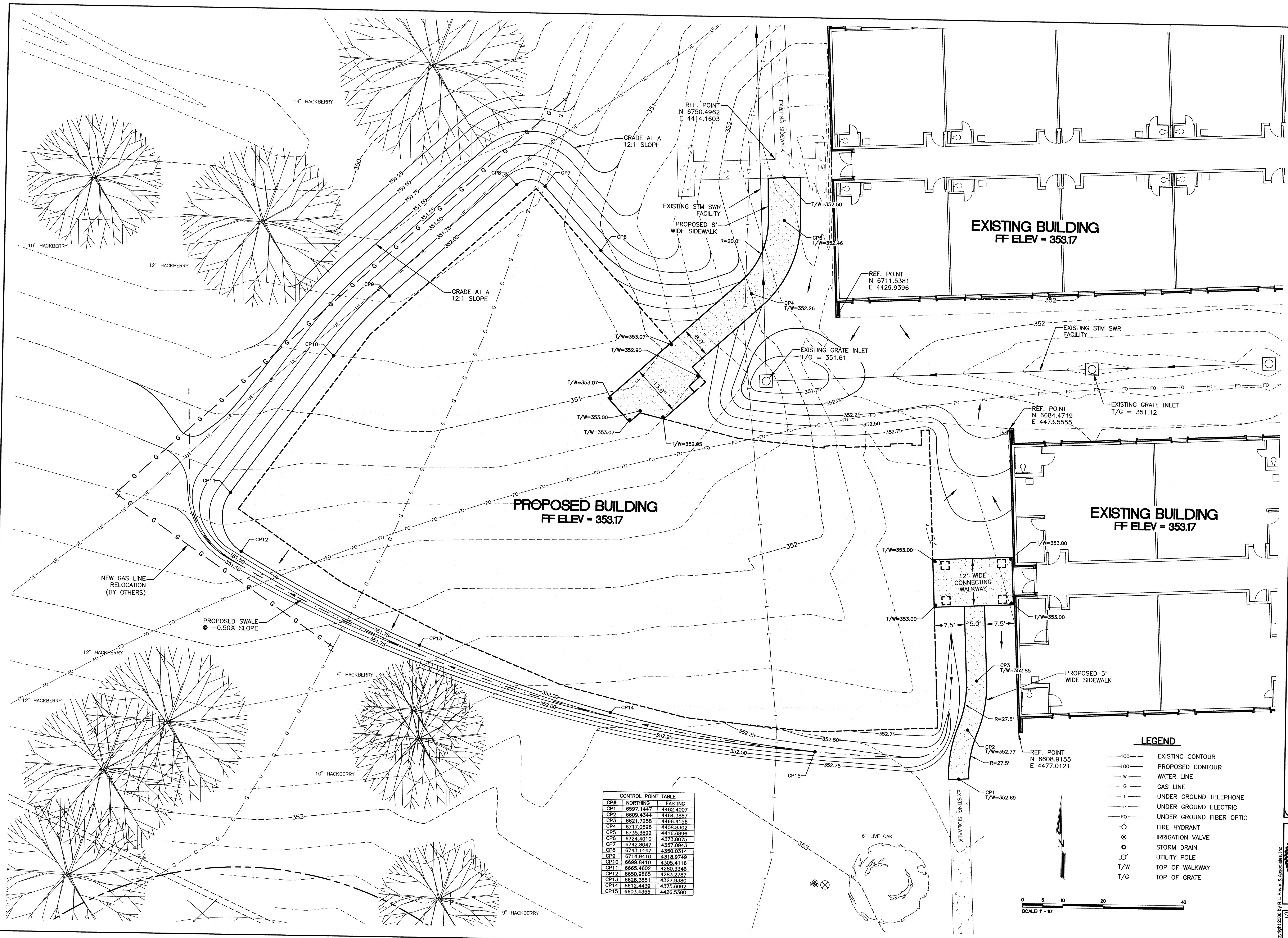
BRETT A. MCCULLY
REGISTERED ARCHITECT
82553

SHEET: _____

C1

SP06-22 #2

Received
MAY 17 2006
Development & Engineering
Services



CONTROL POINT TABLE		
CP#	NORTHING	EASTING
CP1	6597.1447	4462.4007
CP2	6609.4344	4464.3887
CP3	6621.7258	4466.4156
CP4	6717.0698	4408.8302
CP5	6735.3592	4416.6896
CP6	6724.4010	4373.8075
CP7	6742.8047	4357.0943
CP8	6743.1447	4350.0314
CP9	6714.9410	4318.9749
CP10	6699.8410	4306.4116
CP11	6665.4602	4290.3346
CP12	6650.9865	4283.2787
CP13	6628.3851	4327.9380
CP14	6612.4438	4375.6092
CP15	6603.4355	4426.5360

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